

PLANNING AND ZONING COMMISSION

MIINUTES

DATE NOVEMBER 2, 2021, 6:30 P.M.

IN PERSON AT

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting
<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315
One tap mobile
+16699006833,,92252992315# US (San Jose)
+12532158782,,92252992315# US (Tacoma)

1. **CALL TO ORDER** Chairperson Robinson called the meeting to order at 6:34 p.m.
2. **PLEDGE OF ALLEGIANCE.** The pledge was recited by all in attendance.
3. **ROLL CALL.** Present at the meeting were: virtually, Ex Officios Trustee Lewis and Watters, Commissioners present in person, Chairperson Robinson Commissioners Powell, Tucker, and Heeney. Staff present Virtually, Attorney Kelly and Planner Garvin. In person, Manager Charles, Building Official Douady and Assistant Clerk Swope. Commissioner Truelsen was absent.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** No conflicts reported.
5. **APPROVAL OF THE AGENDA.** Commissioner Powell moved and Commissioner Heeney seconded to approve the agenda.
Yes. All
No. None
6. **PUBLIC PARTICIPATION 5 minutes per person.** No public attended this meeting.
7. **CONSENT AGENDA**

7.1 Minutes of October 5, 2021, and Notes of October 12, 2021, Commission to Board meeting

7.2 Continue this meeting to November 16, 2021

Commissioner Powell moved and Commissioner Tucker seconded to approve the consent agenda.

Yes. All

No. None

8. STAFF REPORTS

- **Staff response to Board member questions regarding Article 9 and 13 PowerPoint review October 12, 2021.** As of the deadline of October 27, 2021, there were no additional questions or comments from the Board after the comments and questions sent by Trustee Stark at the Commissioner to Board workshop on October 12, 2021. The material assembled to respond to Trustee Stark were sent to the Commissioners and the Board the week of October 27th. The response material consisted of flood damage prevention standards, wind and solar standards and the articles of the updated land use code for Procedures.

Discuss the timeline for adoption of the full code.

- **January 4, 2022, Planning Commission holds public hearing for review of Ord #xxx Full Draft Land Use Code and zone map.**
- **January 10, 2022, or January 24, 2022, Town Board has first reading of Ord #xxx adopting full Land use Code**
- **February 14, 2022, or February 28, 2022, Town Board holds Public Hearing for Second Reading Adoption of Ord #xxx Full Land Use Code and Zone Map**

The Commission deliberated over this proposed adoption schedule and concurred with Manager that it was appropriate for the sitting board to adopt this updated Land Use Code before their terms end. The schedule is flexible and will also include public participation events throughout. The Planning Commission will focus on the PowerPoint presentation to the Board in the December meetings and will continue reviewing the full draft. Planner Garvin will prepare the full draft for Commissioner review and web posting by November 10, 2021. Achieving adoption, the Commission will set the code for review on a quarterly basis.

- 9. Updated Articles 3 and 4 with updates for Affordable Housing Solutions.** The Commission reviewed the proposed changes to the Use and zone standards that Planner Garvin made to address Affordable Housing development incentives.

1. The Commission decided to reduce the minimum square foot of all detached single-family structures from 900 to 800 square feet,
2. Allow residential lots to be divided to authorized smaller lots within the district,
3. Increase the maximum lot coverage to 70% for residential zones,
4. Allow Townhomes in Large Lot 1 and 2 by conditional use permit,
5. Permit with limitations residential use in downtown mixed use as a subservient or secondary use. Such as the top floor and or the back of the Commercial structure,

6. Re-label Highway Mixed Use to Corridor Mixed Use,
7. Remove Neighborhood Mixed Use from the zone map. Planner Garvin thought it could be helpful to have an unused zone district in the plan in the eventual need for a zone,
8. Clarify that ADU's are allowed in R2 and R3 zones but not as "Affordable Housing",
9. Setback exceptions could be permitted up to 10% of the minimum setback,
10. Make exception permit for lot coverage a permitted process,
11. Define "Affordable Housing" designation,
12. Parking minimum off-street parking requirements for affordable housing assumes that there will be street parking or other parking solutions. Affordable Housing applicants may provide more off-street parking than the minimum.

9.1 Zone district map review. Identify areas that have not been designated with new zoning. This item was not discussed at this meeting.

9.2 Discuss Conservation Easements and Open Space zoning for Harris property and hillside tracts of town owned property. Attorney Kelly briefed the Commission on the process of establishing a conservation easement and other solutions for protecting these properties from future public or private development. Kelly mentioned a deed restriction where the town could deed itself a dedicated open space condition on the property but that it was not permanent. The goal of holding these properties in a permanent conservation status is to protect ridgeline features as they are to meet the objectives of the Comprehensive Plan. Members of the Commission desire the town to set restrictions for conservation and establish maintenance standards for wild land fire mitigation and weed control.

10. Items for November 16, 2021, Meeting

- **Public hearing for Ordinance #556 to repeal and replace Articles pertaining to Hazards and Environmentally Sensitive areas and administration and Procedures**
- **Planning Commission recommendations to the Town Board for adoption.**
- **Review of full code. Any other preparations for full adoption.**

11. Continue this meeting to November 16, 2021. The meeting was adjourned until November 16, 2021, at 8:28 p.m.

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk